

**Eau Claire Redevelopment Authority
Minutes
Wednesday, February 17, 2016 at 7:30 a.m.
North Conference Room, City Hall**

Members Present: Jeff Halloin, Mike DeRosa, Martin Green, Dr. Thomas Kemp, Dale Peters

Members Not Present: David Klinkhammer, Janine Wildenberg

Staff Present: Mike Schatz, Steve Nick, Jay Winzenz, Kelly Thompson, Elaine Coughlin

Others Present: Geoff Moeding, Andy Moeding, Stuart Schaefer, Phil Johnson

1. Call to order.
This meeting was called to order at 7:30 a.m.
2. Minutes from the meeting of December 16, 2015.
The minutes from the meeting of December 16, 2015 were reviewed and approved by a motion made by Mr. Peters which was seconded by Mr. Green. The motion passed.
3. Financial statements.
Ms. Thompson presented the financial statements for the months of December 31, 2015 and January 31, 2016. Operating expenses for the month of December totaled \$1,889 and included \$851 for utilities, \$80 for postage, \$18 in copy charges and \$940 in special assessments for whiteway and street lighting. Operating expenses for the month of January totaled \$703 and was for a partial payment for an audit on the WEDC SAG grant the RDA received for the demolition of the former post office. Acquisition expenses for the months of December and January totaled \$33,668. The financial statements were approved on a motion made by Mr. Peters and was seconded by Mr. Halloin. The motion passed.
4. Election of officers.
Mr. Peters made a motion to vote Mr. DeRosa as President of the Redevelopment Authority. This was seconded by Mr. Halloin and the motion passed with Mr. DeRosa abstaining. Mr. DeRosa made a motion for Ms. Wildenberg to be the Redevelopment Authority's Vice President. This was seconded by Mr. Green. The motion passed. Mr. DeRosa made a motion to nominate Mr. Halloin for the Redevelopment Authority's Secretary. This was seconded by Mr. Kemp. Mr. Halloin abstained. The motion passed.
5. Consideration of a proposal for Block 7 in the North Barstow Redevelopment District from Moeding Partners.
Mr. Moeding presented his proposal for development on Block 7 in the North Barstow Redevelopment District. Mr. Moeding explained that he would be looking for TIF assistance. He showed images of a rendering of his proposed mixed-development that would include residential on top and commercial live work units on the bottom.

6. Consideration of a request for a 90-day exclusive right to negotiate a development agreement for the North Barstow Parking Ramp Liner site from Commonweal Development Corporation.

Mr. Schaefer of Commonweal Corporation submitted a request for 90 days to work with the City to put a project together for the North Barstow Parking Ramp Liner site. Mr. Schaefer explained there would be commercial on the bottom and office on the top.

7. Summary of results of the Cannery District Listening Session and next steps for the Phase 2 redevelopment sites.

Mr. Johnson went over the statistics for the Cannery District's listening session which had about 100 people in attendance. The board commended the listening session and valued the public input from the listening session.

8. Consideration of an RDA Board volunteer to serve on:

- Indoor Public Market Steering Committee
- Health Assessment Advisory Committee

Mr. DeRosa asked the board if any of them would like to serve on the Indoor Public Market Steering Committee or the Health Assessment Advisory Committee. Mr. Kemp agreed that to serve on the Indoor Public Market Steering Committee and Mr. Klinkhammer agreed to serve on the Health Assessment Advisory Committee. There was a motion made by Mr. Green to approve this which was seconded by Mr. Halloin. The motion passed.

There was a motion made to go into closed session by Mr. Kemp which was seconded by Mr. Halloin. The motion passed and the meeting went into closed session.

CLOSED SESSION

The Redevelopment Authority may convene in closed session to discuss the terms and conditions of redevelopment proposals for Block 7 from Moeding Partners and the Liner site from Commonweal Development Corporation both located in the North Barstow Redevelopment District which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e).

There was a motion to go back into open session made by Mr. Peters which was seconded by Mr. Kemp. The motion passed and the meeting reconvened into open session.

OPEN SESSION

9. Potential motion on proposal from Moeding Partners for Block 7 in the North Barstow Redevelopment District.

There was not a motion made at this time. Mr. Halloin explained the board would like to see more information about the commercial component to Mr. Moeding's proposal. He also explained that this is still within the 90 days and advised Mr. Moeding to continue to work with City staff.

10. Potential motion on the request from Commonweal Development Corporation for a 90-day exclusive right to negotiate a development agreement for the North Barstow Parking Ramp Liner site (former Post Office site).

There was not a motion at this time. Mr. Halloin also advised Mr. Schaefer to continue to work with staff and to revisit asking for a 90-day exclusive.

11. Motion recommending the City of Eau Claire use grant funds to purchase land from Family Video for bike trail purpose.

There was a motion made by Mr. Kemp recommending the City of Eau Claire to use grant funds to purchase land from Family Video for the purpose of the bike trail. This motion was seconded by Mr. Green. The motion passed.

12. Executive Director's report.

Mr. Schatz announced that Silvermine Stone Company is out of their building on Oxford Avenue. He said the City is securing it and it may cost the Redevelopment Authority to board it up. William Glass may come back to talk with the board about a proposal to remodel that building for his brewery. Mr. Schatz also explained that he has talked to developers about it and they think it would be an advantage to bring people to the area.

Mr. Schatz said that outside developers are showing interest in the area and he will be meeting with some in the near future.

13. Announcements, directions and correspondence.

Mr. Schatz said that the Eau Claire Area Economic Development Corporation will be having their luncheon next week and that Downtown Eau Claire, Inc.'s dinner will be on February 24. The next meeting will be held on March 16, 2016.

This meeting adjourned at 8:53 a.m.



Jeffrey Halpin, Secretary